

2024 MAY 13 10:35 AM

REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested, Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.



Application Cover Sheet (project and property information, applicant information)



Dimensional and Parking Information Form (see attached)



Impact statement

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.



Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.



Site plan of proposal. Must include:

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.



Drawings of proposed structure

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.



Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.



Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.



Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.



Plans for sign permits, if signage is an element of development proposal



Stormwater management plan

(for stormwater management during construction for projects with new construction)



SketchUp Compatible Model, if required



Application fee

(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: _____

_____ Special Permit Granted

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Special Permit filing

Date: _____

2024 MAY 13 P 3:54

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- Property Address 61 Dudley Street, Arlington, MA 02476
Assessors Block Plan, Block, Lot No. 55-1-3.B Zoning District Industrial
- Deed recorded in the Registry of deeds, Book 69339, Page 337
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
- Present Use of Property (include # of dwelling units, if any)
Detached Single-family Dwelling
- Proposed Use of Property (include # of dwelling units, if any)
Duplex Dwelling

APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) Mark Santini, Gary Santini
Organization Santini Realty Trust
Address 60 Dudley Street, Arlington, MA 02476
Street City, State, Zip
Phone 781-648-3900 Email mark@santiniinc.com
- Applicant Interest:** the applicant must have a legal interest in the subject property:
☒ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant
- Property Owner** ☒ Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name Mark Santini Title President
Organization Santini Realty Trust Phone 781-648-3900
Address 60 Dudley Street, Arlington, MA 02476
Street City, State, Zip
Phone 781-648-3900 Email mark@santiniinc.com

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name Mary Winstanley O'Connor Title Principal
 Organization Krattenmaker, O'Connor & Ingber P.C. Phone 617-523-1010 x223
 Address One McKinley Square Boston, MA 02109
Street City, State, Zip
 Phone 617-523-1010 x223 Email moconnor@koilaw.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

<u>8.1.1.A</u>	<u>Extension of a nonconforming structure</u>
<u>8.1.2.B</u>	<u>Change in nonconforming uses</u>
<u>8.1.3.B</u>	<u>Extension of nonconforming residential structure</u>
<small>section(s)</small>	<small>title(s)</small>
<u>6.1.10.F(1)</u>	<u>Location of driveway in front of building</u>

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

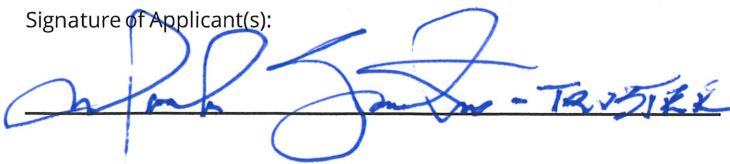
<u>5.6.2.D(2)</u>	<u>Principal facade greater than 10 ft from front lot line</u>
<u>5.6.2.D(3)</u>	<u>Ground floor principal facade less than 50% transparent</u>
<u>5.6.2.D(5)</u>	<u>Proposed benches along Minuteman Bikeway off property</u>
<small>section(s)</small>	<small>title(s)</small>
<u>6.4</u>	<u>Proposed solar area less than 50% of roof area</u>

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that Santini Realty Trust is the owner ☒ or occupant ☐ or purchaser under agreement ☐ of the property in Arlington located at 61 Dudley Street, Arlington, MA which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☒ has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):

 Santini Realty Trust

60 Dudley Street, Arlington, MA 02476

Address

781-648-3900

Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: 61 Dudley Street

Zoning District: Industrial

Applicant: Santini Realty Trust

Address: 60 Dudley Street, Arlington, MA

Present Use/Occupancy: No. of Dwelling Units:
Detached Single-family Dwelling / 1

Uses and their gross square feet:
1,194 SF

Proposed Use/Occupancy: No. of Dwelling Units:
Duplex Dwelling / 2

Uses and their gross square feet:
5,748 SF (2,874 SF per unit)

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	6,210 SF	6,210 SF	min. N/A
Frontage	60 FT	60 FT	min. N/A
Floor Area Ratio ¹	0.19	0.93	max. 3.0
Lot Coverage (%), where applicable	11.2%	30.6%	max. N/A
Lot Area per Dwelling Unit (sf)	6,210 SF	3,105 SF	min. N/A
Front Yard Depth (feet)	33.9 FT	28.9 FT	min. 10 FT
Side Yard Width (feet) right side	7.6 FT	7.5 FT	min. 10 FT
left side	23.9 FT	10.4 FT	min. 10 FT
Rear Yard Depth (feet)	44.9 FT	24.3 FT	min. 10 FT
Height stories	1.5	2.5	stories ² 3.0
feet	27.4 FT	37.8 FT	Feet 39 FT
Open Space (% of G.F.A.) ³			min. N/A
Landscaped (sf)	4,869 SF	3,189 SF	(sf) N/A
Usable (sf)	4,118 SF	0 SF	(sf) N/A
Parking Spaces (#) ⁴	1	2	min. 2
Parking Area Setbacks (feet) (where applicable)	N/A	N/A	min. N/A
Loading Spaces (#)	0	0	min. 0
Bicycle Parking ⁵ short term	N/A	N/A	min. N/A
long term	N/A	N/A	min. N/A

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

MEMORANDUM

Date: May 8, 2024

To: Arlington Redevelopment Board

From: Bryan Poisson

Regarding: 61 Dudley Street – Impact Statement

The existing detached single-family dwelling at 61 Dudley Street was built in 1940. It was purchased by Santini Realty Trust in 1992, and it has been rented as a residence since that time. The Owner contacted Approach³ in 2022 to investigate improving the property. Several attempts were made to design a new structure which could be occupied by a conforming use, but due to it being a small lot (6,210 SF), it was not financially viable to change the property to a commercial or industrial use. Residential remains the best use of the land, and we considered options for renovating the property with the nonconforming use.

Given the need for additional housing in Arlington, the Owners are proposing renovating the existing house and adding to the left side, the rear, and the top to create a duplex dwelling meeting the needs of current residents. However, this change will require the issuance of a special permit addressing several findings as indicated in the Zoning Bylaw. As this property abuts the Minuteman Bikeway, Environmental Design Review by the Redevelopment Board is required. We have identified the following required findings:

- A finding that the pre-existing nonconforming structure and use may be extended or altered, without being substantially more detrimental to the neighborhood than the existing nonconforming structure or use. (§ 8.1.1.A)
- A finding that the nonconforming use of the structure (detached single-family dwelling) may be changed to another nonconforming use (duplex dwelling) not substantially different from the existing use (residential to residential) and not more detrimental to the neighborhood than the existing use. (§ 8.1.2.B)
- A finding that the alteration and extension of the single or two-family residential structure which increases the nonconforming nature of the structure will not be substantially more detrimental to the neighborhood than the existing use. (§ 8.1.3.B)
- A finding that the addition of a driveway directly in front of the structure is necessary and convenient to the public interest. (§ 6.1.10.F(1))

Additionally, approval of this project would require relief from the following requirements:

- *Where feasible, the principal façade of the principal building on the site shall be no more than 10 feet from the front lot line.* In this case, the existing setback is 33.9 ft. and the proposed setback will be 28.9 ft. (§ 5.6.2.D(2))
- *The required minimum transparency of the ground floor principal façade visible from a public right-of-way shall be 50% of the area measured between 2 and 8 feet in height from the level of the finished sidewalk.* This level of transparency is not appropriate for a private residential use. (§ 5.6.2.D(3))
- *The primary building entry shall be connected by an accessible surface to the public sidewalk.* The existing first floor elevation is 7.36 ft. above the elevation of the sidewalk. It would not be practical to provide an accessible surface in this case. As a duplex dwelling, the proposed building is exempt from the requirements of 521 CMR and the ADA. (§ 5.6.2.D(3))

- *Provide a shade tree every 35 linear feet of lot frontage along a public right of way, and to the extent practicable, irrigated planter boxes every 15 linear feet of frontage along a public right of way.* A public street tree will be provided approximately centered between the existing public shade trees on adjacent properties. Where the front yard is landscaped around the proposed driveways, the requirement for irrigated planter boxes would be redundant. Where the left portion of the front yard is within 200 ft. of Mill Brook, plantings within the front yard are under the jurisdiction of the Conservation Commission. (§ 5.6.2.D(5))
- *For lots that abut the Minuteman Bikeway, two (2) benches or similar permanent seating accessible to the public should be located within the yard adjacent to the Bikeway.* There is a fence on town property spanning several lots separating the rear yard from the Minuteman Bikeway. Benches installed in the yard would be inaccessible to the public. The Owners seek to have two (2) benches installed at the public landscaped area behind 71 and 77 Dudley Street, the site of the former Brattle Station, which is accessible from the bikeway and from Brattle Street. (§ 5.6.2.D(5))
- *A project requiring Environmental Design Review shall include a solar energy system that is equivalent to at least fifty percent of the roof area of the building or buildings that are the subject of the review.* This project has a gable roof with a shed dormer on both sides, which limits the area of the roof qualifying as a solar ready zone. The Owners recommend indicating the maximum area of the existing roof as solar ready area. Both roof surfaces would be left in "solar ready" condition with sufficient structural capacity and the necessary conduits connecting the attic with the basement installed to facilitate the future installation of solar panels. (§ 6.4.1)

In support of this application, we make the following statements regarding the required Special Permit findings under Section 3.3.3 of the Zoning Bylaw:

- A. *The use requested is listed as a special permit use in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.* The requested use, while not a listed special permit use, is allowable by special permit with positive findings under Sections 8.1.1.A, 8.1.2.B, 8.1.3.B, and 6.1.10.F(1) as described above.
- B. *The requested use is essential or desirable to the public convenience or welfare.* The maintenance and improvement of the residential stock in Arlington is in the best interest of the town and its residents. Modern, quality housing is more energy efficient and more attuned to current patterns of habitation.
- C. *The requested use will not create undue traffic congestion or unduly impair pedestrian safety.* The addition of a second residential unit on the lot will increase the traffic to the property, but it will not significantly increase the traffic on the street or in the neighborhood. The existing sidewalk in front of the property will remain and be repaired as appropriate.
- D. *The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.* The addition of a second residential unit will increase water and sewer usage but not to an extent that would impact other users on the street or in the neighborhood. There will not be the creation of hazards affecting health, safety, or the general welfare.
- E. *Any special regulations for the use as may be provided in this Bylaw are fulfilled.* There are no special regulations which apply to the proposed use. There are special regulations related to

development in the industrial district in general, and with the exception of the items noted previously, those special regulations will be fulfilled.

- F. *The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.* The proposed duplex dwelling is in a line of residential structures and other uses along the north side of Dudley Street. There will be no perceivable impact to the integrity or character of the district or the adjoining open space district along the Minuteman Bikeway.
- G. *The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.* The addition of one additional residential unit to a partly residential block in the industrial district will not cause an excess of residential uses detrimental to the industrial district. The applicant explored industrial development on the site, but the size of the lot was not conducive to that development.

In further support of this application, we make the following statements regarding the required Environmental Design Review Criteria under Section 3.4.4 of the Zoning Bylaw:

1. **Preservation of Landscape.** *The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.* The existing site is primarily poorly maintained lawn with trees along the rear and left side lot lines. Those trees will not be affected by the proposed construction. After the conclusion of the construction, the topsoil will be amended and replanted as lawn. Where the front left portion of the lot is within 200 ft. of Mill Brook, the plantings in that area are under the jurisdiction of the Conservation Commission. We request the Redevelopment Board consider a condition in regards to the landscaping in that portion of the site.
2. **Relation of Buildings to Environment.** *Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.* The proposed duplex dwelling will be similar in scale to the existing two- and three-family dwellings on Dudley Street. The front and rear yard lines abut public ways, and there will be no substantial change to those transitions. The stone wall on Dudley Street will be reconfigured as required for the proposed construction, but it will remain contiguous with the walls on the adjacent properties.
3. **Open Space.** *All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.* There is no requirement for Usable Open Space in the industrial district. While the existing site has large open areas, they are not conducive to use by the residents due to the industrial traffic to the front of the site. The proposed renovation and expansion will better separate the front and rear portions of the yard, creating a more intimate rear yard protected from the street. The rear yard will be shared by the two units and separated from the adjacent parcels by privacy fences. While the rear yard on the property is just short of meeting the dimensional requirements for counting as usable open space, the yard extends to the existing chain link fence along the bikeway. That extended yard area does comply with the dimensional requirements for usable open space.

4. **Circulation.** *With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties. The front entrance to the renovated and expanded building will be centered on the front of the building and face the public way. It will connect to the sidewalk by a walkway and steps at the edge of the sidewalk. There will be a driveway to either side leading relatively level to basement level parking. There is no connection from the walkway to the driveway except along the sidewalk. Bicycle parking will be in the basement level garages. There will be no direct connection from the rear yard to the bikeway.*
5. **Surface Water Drainage.** *Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas. The front left portion of the lot is within the 200 ft. riverfront zone from Mill Brook. The Applicant is working with a civil engineer to prepare plans for review by the Conservation Commission. The two proposed driveways will be surfaced with a permeable paver and pitched towards trench drains leading to a subsurface infiltration chamber. The remainder of the site will not be substantially re-graded. We request that the Redevelopment Board consider a condition in regards to storm water management.*
6. *In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs. The Applicant does not believe securities would be warranted for a project of this scale.*
7. **Utility Service.** *Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated. The existing detached single-family house is served by overhead electric and cable lines from lines on the opposite side of the street. This is a consistent practice for both commercial and residential properties on the north side of Dudley Street. The Applicant intends to utilize overhead lines for the expanded building. The proposed building will connect to the existing domestic and sanitary sewer lines under Dudley Street with the connecting lines replaced if required. Solid waste disposal will be provided by the town's vendor, Republic Services.*

8. **Advertising Features.** *The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. As a residential property, there will not be any advertising features apart from house numbers.*
9. **Special Features.** *Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties. As a residential property, there will not be any special features. A privacy fence is proposed for the left side lot line between the front of the building and the rear lot line.*
10. **Safety.** *With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act. The proposed duplex dwelling is designed in compliance with the Ninth Edition of the Massachusetts State Building Code, and shall not include public or semi-public spaces.*
11. **Heritage.** *With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties. There are no existing historic, traditional, or significant features present on the site.*
12. **Microclimate.** *With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment. The expanded building and second driveway will increase the hard-scape coverage on the lot. The driveways will be surfaced with a permeable material to encourage retention of water on the site. A public shade tree will be planted in front of the building to provide shade for the street and front yard areas. Existing trees in the left and rear yards will remain.*
13. **Sustainable Building and Site Design.** *Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED®) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED® performance objectives will be incorporated into the project. The Applicant is not intending to submit this project for certification under the LEED for Homes protocols. The project will comply with the renovation and addition requirements of the Stretch Energy Code. A preliminary review of the LEED Checklist indicates that compliance with that code and the requirements of the Zoning Bylaw could lead to a rating of LEED Silver or greater.*

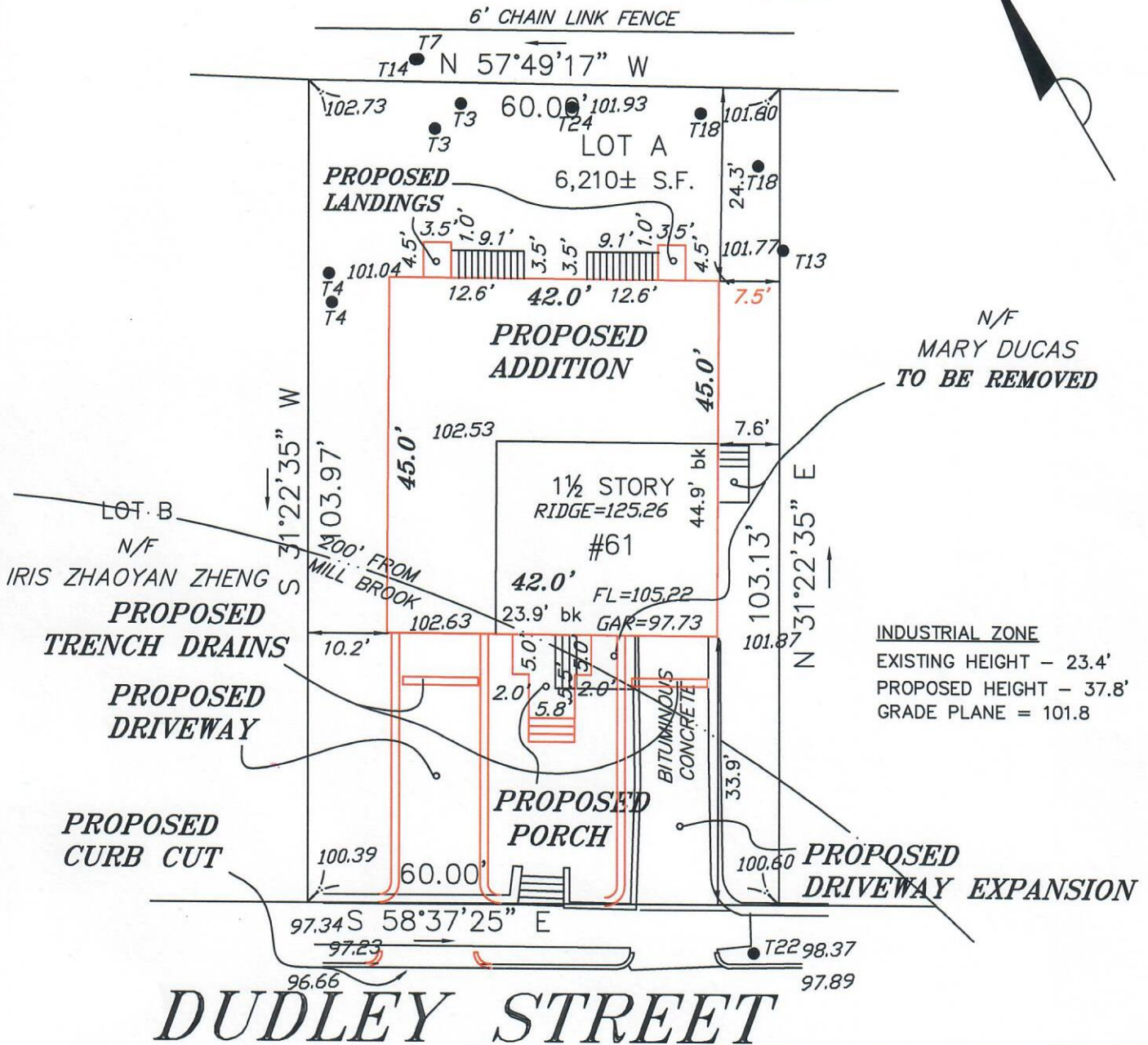
Should the Applicant receive a favorable determination from this Board, there will be a filing for a Notice of Intent with the Conservation Commission in regards to the portion of the front yard within the 200 ft riverfront setback. The Applicant requests that the Board, should it be prepared to vote favorably on


this application, that the special permit be conditioned on favorable action by the Conservation Commission rather than requiring the issuance of the Notice of Intent prior to taking final action.

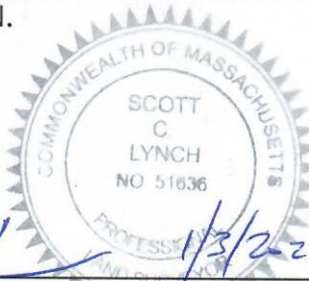
If there are any questions from the Board ahead of the hearing, please let us know so we may prepare appropriate responses.

We thank you for this opportunity to introduce this project to the Board, and we look forward to responding to your questions.

MINUTEMAN BIKEWAY



OWNER: SANTINI REALTY PARTNERSHIP 
I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#61 DUDLEY STREET
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 1/3/2024



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
4590PP1.DWG



LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise

Project Checklist

Project Name:

61 Dudley Street - Duplex Dwelling

Date:

March 28, 2024 - Preospective Points

Y ? N

☐ ☐ ☐ Credit Integrative Process 2

12	0	0	Location and Transportation	15
Y			Prereq Floodplain Avoidance	Required

PERFORMANCE PATH

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit LEED for Neighborhood Development Location	15
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PRESCRIPTIVE PATH

8	<input type="checkbox"/>	<input type="checkbox"/>	Credit Site Selection	8
1	<input type="checkbox"/>	<input type="checkbox"/>	Credit Compact Development	3
2	<input type="checkbox"/>	<input type="checkbox"/>	Credit Community Resources	2
1	<input type="checkbox"/>	<input type="checkbox"/>	Credit Access to Transit	2

5	0	0	Sustainable Sites	7
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Y			Prereq Construction Activity Pollution Prevention	Required
Y			Prereq No Invasive Plants	Required
1	<input type="checkbox"/>	<input type="checkbox"/>	Credit Heat Island Reduction	2
2	<input type="checkbox"/>	<input type="checkbox"/>	Credit Rainwater Management	3
2	<input type="checkbox"/>	<input type="checkbox"/>	Credit Non-Toxic Pest Control	2

3	0	0	Water Efficiency	12
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Y			Prereq Water Metering	Required
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PERFORMANCE PATH

3	<input type="checkbox"/>	<input type="checkbox"/>	Credit Total Water Use	12
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PRESCRIPTIVE PATH

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Indoor Water Use	6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Outdoor Water Use	4

27	0	0	Energy and Atmosphere	38
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Y			Prereq Minimum Energy Performance	Required
Y			Prereq Energy Metering	Required
Y			Prereq Education of the Homeowner, Tenant or Building Manager	Required

PERFORMANCE PATH

26	<input type="checkbox"/>	<input type="checkbox"/>	Credit Annual Energy Use	29
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BOTH PATHS

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Efficient Hot Water Distribution System	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Advanced Utility Tracking	2
1	<input type="checkbox"/>	<input type="checkbox"/>	Credit Active Solar Ready Design	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit HVAC Start-Up Credentialing	1

PRESCRIPTIVE PATH

Y			Prereq Home Size	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Building Orientation for Passive Solar	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Air Infiltration	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Envelope Insulation	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Windows	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Space Heating & Cooling Equipment	4

EA PRESCRIPTIVE PATH (continued)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Heating & Cooling Distribution Systems	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Efficient Domestic Hot Water Equipment	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Lighting	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit High Efficiency Appliances	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Renewable Energy	4

4	0	0	Materials and Resources	10
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Y			Prereq Certified Tropical Wood	Required
Y			Prereq Durability Management	Required
2	<input type="checkbox"/>	<input type="checkbox"/>	Credit Durability Management Verification	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Environmentally Preferable Products	4
1	<input type="checkbox"/>	<input type="checkbox"/>	Credit Construction Waste Management	3
1	<input type="checkbox"/>	<input type="checkbox"/>	Credit Material Efficient Framing	2

7	0	0	Indoor Environmental Quality	16
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Y			Prereq Ventilation	Required
Y			Prereq Combustion Venting	Required
Y			Prereq Garage Pollutant Protection	Required
Y			Prereq Radon-Resistant Construction	Required
Y			Prereq Air Filtering	Required
Y			Prereq Environmental Tobacco Smoke	Required
Y			Prereq Compartmentalization	Required
2	<input type="checkbox"/>	<input type="checkbox"/>	Credit Enhanced Ventilation	3
1	<input type="checkbox"/>	<input type="checkbox"/>	Credit Contaminant Control	2
3	<input type="checkbox"/>	<input type="checkbox"/>	Credit Balancing of Heating and Cooling Distribution Systems	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Enhanced Compartmentalization	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Enhanced Combustion Venting	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Enhanced Garage Pollutant Protection	2
1	<input type="checkbox"/>	<input type="checkbox"/>	Credit Low Emitting Products	3

0	0	0	Innovation	6
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Y			Prereq Preliminary Rating	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Innovation	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit LEED AP Homes	1

0	0	0	Regional Priority	4
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Regional Priority: Specific Credit	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit Regional Priority: Specific Credit	1

58	0	0	TOTALS	Possible Points: 110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110